

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

(3:09)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Land Lease Agreement between the City of Las Vegas and Pacific Bell Wireless, LLC, doing business as Cingular Wireless for a wireless communications system located on approximately 264 square feet of property located at 850 North Mojave Road, commonly known as Freedom Park - (\$499,896 revenue for duration of contract) - Ward 3 (Reese)

**Fiscal Impact**☐**No Impact****Amount:** \$499,896 revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Parks C.I.P./Misc. Rentals**PURPOSE/BACKGROUND:**

On 9/3/03, Council approved staff entering into negotiations with multiple cellular companies for future cell tower land leases. This contract is for 264 square feet and will construct an antennae atop of an existing light pole and foundation, equipment shelter and security fencing. Cingular Wireless shall pay the City a one-time administrative fee of \$1,000 and a park maintenance use fee of \$2,000 and yearly rent will start at \$18,600. The initial term is for five years with three five year options.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Land Lease Agreement/Cell Tower

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this land lease to Pacific Bell for a cell site would allow for installation of two 2-foot antennae on an

REAL ESTATE COMMITTEE MEETING OF DECEMBER 15, 2003

Public Works

Item 1 - Discussion and possible action regarding a Land Lease Agreement between the City of Las Vegas and Pacific Bell Wireless, LLC, doing business as Cingular Wireless for a wireless communications system located on approximately 264 square feet of property located at 850 North Mojave Road, commonly known as Freedom Park - (\$499,896 revenue for duration of contract) - Ward 3 (Reese)

**MINUTES – Continued:**

existing light standard within the baseball field. COUNCILMAN REESE has been shown site pictures to demonstrate that there will be no negative aesthetic impact on the park. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to extend the temporary Operational and Services Provider Agreement to July 7, 2004, between O.B. Sports Golf Management, LLC and Las Vegas Golf I, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard, for management and oversight duties - Ward 2 (L.B. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

On July 2, 2003, City Council approved a nine month temporary operational agreement between Las Vegas Golf I, LLC and O.B. Sports Management, LLC subject to reconsideration at the time the liquor license comes forward to Council, and a six month temporary liquor license. The temporary liquor license was extended 11/19/03 for six months from the original expiration, which will then expire 7/7/04.

**RECOMMENDATION:**

Staff recommends approval to extend the temporary operational agreement to 7/7/04 to coincide with the expiration date of the temporary liquor license approval

**BACKUP DOCUMENTATION:**

None

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that the management agreement goes parallel with the temporary liquor license agreement for Angel Park Golf Course that Business Services sought to extend six more months during the last month.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 1, 2003

Public Works

Item 2 - Discussion and possible action to extend the temporary Operational and Services Provider Agreement to July 7, 2004, between O.B. Sports Golf Management, LLC and Las Vegas Golf I, LLC, at Angel Park Golf Course, 100 South Rampart Boulevard, for management and oversight duties - Ward 2 (L.B. McDonald)

**MINUTES – Continued:**

When the agreements were heard during the summer, one was extended nine-months and the other six-months. This will result in both agreements expiring at the same time. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:11)

**1-38**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action entering into negotiations with Cingular Wireless for a land lease agreement for a cellular tower to be located at 2801 West Oakey, commonly known as Bob Baskin Park - Ward 1 (Moncrief)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

As growth occurs in the valley, additional cellular towers are required to continue to provide valley residents with communication services. Staff will bring back the land lease agreement to Council indicating the details of the tower construction location and all the specific information detailing the shelter and tower. The lease agreement does not preempt the standard approval process that Cingular needs to go through with the Planning Department for approval of the permits.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Letter of Interest for site
2. Drawings
3. Pictures

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 15, 2003

Public Works

Item 3 - Discussion and possible action entering into negotiations with Cingular Wireless for a land lease agreement for a cellular tower to be located at 2801 West Oakey, commonly known as Bob Baskin Park - Ward 1 (Moncrief)

**MINUTES – Continued:**

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this will permit staff to negotiate with Cingular Wireless for a non-intrusive antenna site at Bob Baskin Park. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:12)

**1-74**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action entering into negotiations for a lease agreement with the International Institute of Modern Letters for office space located at 400 South Las Vegas Boulevard, commonly referred to as the Fifth Street School - Ward 1 (Moncrief)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The International Institute of Modern Letters contacted the Real Estate & Assets office to enter into a lease agreement for office space. The International Institute of Modern Letter's mission is to identify and support emerging writers in this country and abroad, and to provide assistance in various forms to writers.

**RECOMMENDATION:**

Staff recommends approval to enter into negotiations

**BACKUP DOCUMENTATION:**

1. Letter
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that UNLV has vacated the Fifth Street School. The International Institute of Modern Letters is associated with



REAL ESTATE COMMITTEE MEETING OF DECEMBER 15, 2003

Public Works

Item 4 - Discussion and possible action entering into negotiations for a lease agreement with the International Institute of Modern Letters for office space located at 400 South Las Vegas Boulevard, commonly referred to as the Fifth Street School - Ward 1 (Moncrief)

**MINUTES – Continued:**

UNLV and petitioned the City via letter to be permitted to move into that same rental space. Staff is seeking authorization to enter into negotiations with them for the office space. Staff recommended approval.

COUNCILMAN WEEKLY confirmed with MR. ROARK that as a non-profit entity, the City would follow the usual \$1 per month fee. However, they would also be responsible for their utility bills at the location. The negotiated lease will be presented to the Council.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:12 – 3:13)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property and Escrow Instructions between the City and Grand Teton & El Capitan, LLC for real property consisting of approximately 6.23 acres located at Grand Teton Drive and US-95 North, APN 125-08-401-004 (\$1,848,097.80 plus closing costs) - Ward 6 (Mack)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$1,848,097.80 + closing costs

☒

**Budget Funds Available**

**Dept./Division:** Public Works / Real Estate

☐

**Augmentation Required**

**Funding Source:** R.T.C.

**PURPOSE/BACKGROUND:**

The LLC-owned parcel represents approximately 6.23 acres of vacant land. The City desires to purchase this parcel located near US 95 in conjunction with future roadway and rights-of-way for the Grand Teton overpass. Staff was granted approval to negotiate at Council 3/5/2003.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Purchase and Sale of Real Property and Escrow Instructions

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that some of the property covered by this sale and purchase agreement will be needed for the Grand Teton overpass. The balance of the property will be a remnant parcel. The negotiations have been lengthy because the overpass will block commercial access to the property. The essence of this action is a settlement for the devaluation of the commercial property by way of purchase. The remnant will then be resold for residential development. The Regional Transportation Commission will provide the funds, not the City. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF DECEMBER 15, 2003

Public Works

Item 5 - Discussion and possible action regarding an Agreement for the Purchase and Sale of Real Property and Escrow Instructions between the City and Grand Teton & El Capitan, LLC for real property consisting of approximately 6.23 acres located at Grand Teton Drive and US-95 North, APN 125-08-401-004 (\$1,848,097.80 plus closing costs)  
- Ward 6 (Mack)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13 – 3:15)

**1-135**

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: DECEMBER 15, 2003**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:15)

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**THE MEETING ADJOURNED AT 3:15 P.M.**

Respectfully submitted: \_\_\_\_\_  
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
December 31, 2003